

Submitted    October 24, 2012  
Approved        as of  
Date            October 24, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 20-2012  
Wednesday, September 12, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, September 12, 2012.

**PRESENT**

David Hill, Chair  
John Tyner    Jerry Callistein  
Don Hadley   Kate Ostell  
Dion Trahan   Jack Leiderman

**Absent:**    None

**Present:**   Susan Swift, Director, CPDS  
              Andrew Gunning, Assistant Director, CPDS  
              Marcy Waxman, Assistant City Attorney  
              Jim Wasilak, Chief of Planning  
              Bobby Ray, Principal Planner  
              Cindy Kebba, Planner III  
              Margaret Hall, Planner II

Planning Commission Chair, David Hill, announced that Final Record Plat PLT2012-00517, 104 W. Jefferson Street was appealed to the Circuit Court of Montgomery County and will no longer be considered for reconsideration by the Commission.

Also, during the Special Meeting in August, the Commission made a decision to begin work on the Maximum Expansion Limits of the Municipal Growth Limits in the Master Plan.

**I.        REVIEW AND ACTION**

**Final Record Plat PLT2013-00520, David and Stephanie Cromwell**, to re-subdivide the existing single record lot at 8307 Hectic Hill Lane into 2 record lots containing 87,120 square feet and 87,121 square feet, to be known as Lots 39 and 40, Block A, of the Falls Bend subdivision.

Margaret Hall presented her Staff Report and answered questions from the Commission.

Dave Cromwell, owner of the property, and Mike Devine, Engineer with Site Solutions, stated that any more encroachment to the east side of the property would create problems on the existing lot if the lot lines were moved. They answered additional questions from the Commission regarding the reasons for the oddly configured proposed lot division. The applicant indicated he would be fine having a more conventional division with a front lot and a back lot.

Commissioner Callistein moved, seconded by Commissioner Ostell, to defer action on Final Record Plat PLT2013-00520 until the property boundaries are re-drawn and resubmitted and to allow for proper notice. The motion passed unanimously, 7-0.

## **II. WORK SESSIONS**

### **A. Twenty-Fourth Work Session on the Rockville Pike Plan – Rockville's Pike: Envision A Great Place – Code Administration.**

Cindy Kebba presented her Staff Report and held a discussion on the following topics:

1. How development application decisions are made.
2. How development standard non-conformities are treated.

Straw votes were taken on the following recommendations.

1. The development of the Rockville Pike Plan area be administered under the current zoning ordinance. The Commission voted yes.
2. The Commission to consider whether to exempt residential impact points on South Pike area. The Commission voted no.
3. Architectural Review Board. The Commission voted no.
4. Town Architect. The Commission voted no.

### **B. Adequate Public Facilities Ordinance (APFO) – Preliminary discussion of the draft recommendations regarding school facility standards.**

The Commission provided direction on the draft memo regarding the school APFO standards.

## **III. COMMISSION ITEMS**

- A. Staff Liaison Report – Andy Gunning updated the Commission on the upcoming meeting.
- B. Old Business – Susan Swift provided input with a question on page 2 of the CPDS Monthly Report regarding revenue.
- C. New Business – Commissioner Trahan suggested the Chair begin each Commission meeting with a short introduction on civility and decorum.
- D. Minutes – Commissioner Callistein moved, seconded by Commissioner Trahan, to approve the July 11, 2012 meeting minutes with noted corrections.
- E. FYI Correspondence

#### **IV. ADJOURN**

There being no further business Commissioner Hadley moved, seconded by Commissioner Callistein, to adjourn the meeting at 9:42 p.m.

Respectfully Submitted,

---

Sandra Y. Driver, Commission Secretary